



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1239-A

# HIGH PROFILE OFFICE SPACE FOR LEASE



**12450 ROOSEVELT BLVD. N**  
**ST. PETERSBURG, FL 33716**

- TRUE CLASS "A" OFFICE SPACE
- HIGH VISIBILITY LOCATION
- GATEWAY SUB MARKET
- PYLON SIGNAGE
- DIRECT ACCESS FROM ROOSEVELT BLVD.
- 58,500 AVERAGE ANNUAL DAILY TRAFFIC COUNT
- LOTS OF WINDOWS
- FLEXIBLE FLOORPLANS
- **LEASE RATE: \$29.50/SF FULL SERVICE**



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**PROPERTY OVERVIEW**

LO-1239-A

**ADDRESS:** 12450 Roosevelt Blvd. N.  
St. Petersburg, FL 33716**LOCATION:** Roosevelt Blvd. and corner of 28<sup>th</sup> St.  
also known as Carillon Pkwy.**LAND AREA:** 217,177 SF (4.99 acres)  
**DIMENSIONS:** Irregular**ZONING:** EC-1 Employment Center (City of St. Petersburg)  
**LAND USE:** IL – Industrial Limited (City of St. Petersburg)  
**FLOOD ZONE:** AE (Flood Insurance Required)**IMPROVEMENTS:** 50,000 SF  
(34,272 Rentable SF Available)**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 2007**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – City of St. Petersburg**PARKING:** 199 spaces (10 covered) (4/1,000)**TAXES:** \$120,724 (2025)**PRESENT USE:** Multi-Story Office Building**PARCEL ID:** 11-30-16-16865-000-0010**LEASE RATE:** \$29.50/SF FULL SERVICE**TRAFFIC COUNT:** 58,500 Average Annual Daily Traffic Count**NOTES:** Class "A" multi-story office building on a major thoroughfare in the Carillon/ Gateway area of St. Petersburg. Highly visible building with direct access from Roosevelt Blvd. Excellent finishes in an upscale building. Excellent pylon signage. Potential for building signage.**KEY HOOK #** N/A**ASSOCIATE:** Steve Klein**K&H SIGNAGE:** 4' x 6'**LISTING CODE:** LO-1239(A)-3-27**SHOWING INFORMATION:** Call listing agent to schedule an appointment.**LEASING INFORMATION****PROJECT SIZE:** 50,000 SF**SPACE AVAILABLE:** 34,272 SF Total**PARKING:** 4/1,000**ESCALATION:** 5%**OCCUPANCY:** Immediate

| <u>Suite#</u> | <u>Rentable SF</u> |                 |
|---------------|--------------------|-----------------|
| 200           | 12,500 SF          |                 |
| 300           | 3,784 SF           |                 |
| 330           | 2,096 SF           | can be combined |
| 340           | 3,192 SF           |                 |
| 400           | 12,700 SF          |                 |

| <u>OTHER CHARGES</u>                     | <u>LESSOR</u> | <u>LESSEE</u> |
|--|---------------|---------------|
| Real Estate Taxes                        | X             |               |
| Insurance                                | X             |               |
| Insurance: Personal Property & Liability |               | X             |
| Trash                                    | X             |               |
| Exterior Maintenance                     | X             |               |
| Interior Maintenance                     | X             |               |
| Water                                    | X             |               |
| Management                               | X             |               |
| Electric                                 | X             |               |
| Janitorial                               | X             |               |

**TERM:** 3 year Minimum**SIGNAGE:** Pylon

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